

WARRANTY DEED

012606

NO TRANSFER
TAX PAID

37-168

CARMELLE A. ROSSIGNOL (a/k/a Carmella A. Rossignol) of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to MADELEINE M. OUELLETTE of Waterville, County of Kennebec, State of Maine, with warranty covenants, a certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Being Lots 162 and 163 according to plan of lots at Cool Street Heights belonging to A.F. Hutchinson Land Co., Inc. Said plan being made by W.E. Branch, Surveyor, dated June 8, 1921, recorded in Kennebec County Registry of Deeds.

For source of title reference is made to warranty deed of Leonel Ouellette to Carmella A. Rossignol dated September 30, 1985, recorded in Kennebec County Registry of Deeds, Book 2868, Page 127.

Also another lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at an iron rod in the northeasterly corner of Lot 181 according to plan of Cool Street Heights made by Ernest W. Branch and dated June 8, 1921, recorded in Kennebec Registry of Deeds; thence running easterly along the northerly line of land now or formerly of Madeleine M. Ouellette and Leonel J. Ouellette 242 feet to an iron pin on the northerly side of a maple tree; thence southerly 258 feet to an iron pin in the northerly line of Lot 139 according to said plan; thence westerly along the northerly line of said Lot 139, and across the northerly end of Lowell Street, and along the northerly line of Lots 162, 163 and 164 according to said plan, and a short distance on the jog on Lot 180 according to said plan; thence northerly along the easterly line of said Lot 180 and across the easterly end of Hughey Street on said plan and along the easterly line of Lot 181 on said plan, a total northerly distance of 198.64 feet to the point of beginning, containing 1.15 acres. Reference is hereby made to the above-mentioned plan for more particular location and description of the land hereby conveyed.

Also another lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at the southeast corner of land now or formerly of Madeleine M. Ouellette and Leonel J. Ouellette; thence in a northerly direction along the east bound of land of June A. Karter 85.7 feet to a point; thence in an easterly direction 50 feet, more or less, to a point; thence in a southerly direction and parallel to June A. Karter's east boundary to the north line of Yeaton Street; thence west along Yeaton Street 50 feet to the point of beginning.

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For source of title see warranty deed from Madeleine M. Ouellette and Leonel J. Ouellette to Carmella A. Rossignol dated September 30, 1985, recorded in Kennebec County Registry of Deeds, Book 2868, Page 129.

Carmelle A. Rossignol and Rosaire J. Rossignol, spouse of grantor, release all rights in the premises being conveyed.

WITNESS my hand and seal this 31st day of May, 1996.

Carmelle A. Rossignol
Carmelle A. Rossignol

Rosaire J. Rossignol
Rosaire J. Rossignol

STATE OF MAINE
COUNTY OF KENNEBEC

May 31, 1996

Personally appeared the above-named Carmelle A. Rossignol and acknowledged the foregoing to be his free act and deed,
Before me,

Printed Name:
Commission Expires:

Timothy A. O'Donnell
Timothy A. O'Donnell
Attorney at Law

16-051696

RECEIVED KENNEBEC SS.

96 JUN -4 AM 9:00

ATTEST: *Theresa Ruel*
REGISTER OF DEEDS